

COMMITTEE MEMBERS:

Kasia Mays, Alternate
George Skarpelos, Voting Stakeholder
Susan Swan, Voting Stakeholder
Rosalind Helfand, Voting Stakeholder
Robert Morrison
Brandi D'Amore
Cesar Cervera, Voting Stakeholder
Jim Van Dusen, Chair



HOLLYWOOD UNITED NEIGHBORHOOD COUNCIL
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COMMITTEE MEETING MINUTES

Planning and Land Use Management (PLUM) Committee

Thursday, September 2, 2021, 6:30 PM

Webinar ID:845 0435 7879

<https://us02web.zoom.us/j/84504357879>

Welcome

6:37 PM start

1. Roll Call

Attending

Jim Van Dusen Cesar Cervera Brandi D'Amore Robert Morrison Rosalind Helfand George Skarpelos

Absent

Susan Swan

2. Approval of Minutes

No minutes to approve.

3. Public Comment on items not on the Agenda (2 minutes each)

Zoe Bannon asked that a party house in her area be put on the PLUM agenda in the future.

4. Discussion and possible motion to recommend action on 8335 Quebec Drive: Project Description: New SFD on a vacant lot, 4073 sq. ft. & 1027 SF garage for 5 cars. Action(s) Requested: ZAD to permit substandard street (less than 20'). Project was heard by HUNC several times in 2019 and voted to deny the project due to insufficient information from the applicant. Applicant has reapplied with new representation.

Jim Van Dusen motioned to recommend that the board recommend to deny the project based on the haul route, the offsite parking for employees, the amount of traffic that will potentially be generated, concerns about the area's susceptibility to fire, the number and size of the hauling vehicles, and the lack of widening the street to 20 feet. This decision based on committee reviewing application, evidence and community input of safety concerns of access.

Motion Made: Motion to recommend action to deny 8335 Quebec Drive: Project Description: New SFD on a vacant lot, 4073 sq. ft. & 1027 SF garage for 5 cars. Action(s) Requested: ZAD to permit substandard street (less than 20').

Motion: Jim Van Dusen

Second: Brandi D'Amore

Vote: Yes-6, No-0, Abstain-0, Recused-0, Ineligible-0

Yes

Brandi D'Amore

Cesar Cervera

George Skarpelos

Jim Van Dusen

Robert Morrison

Rosalind Helfand

5. Discussion and possible motions to recommend actions including but not limited to requests on 2654 Bronholly Drive. Project Description: Construction of new 3 level single family residence with attached garage. Hearing scheduled per Zoning Administrator leaving the record open for three weeks for stakeholder input as none was received prior to the Department of City Planning hearing on August 26, 2021.

Jim Van Dusen motioned to send a letter to the ZA expressing concerns that the project comply fully with Hillside SF Baseline Ordinance and Delimitations ordinance, that they should need a thorough study of Bronholly, and that Building and Safety has indicated that it is not safe to build on their site and the neighbors' concerns regarding this should be rectified prior to building.

Committee considered requests on variance to lot fronts on a street improved to less than 20' wide and vehicular access from the lot to the boundary of the hillside area not require to be improved to a minimum of 20'-0" wide. Committee recommended that applicant be required to meet 20' wide requirements based on evidence and surrounding neighbor concerns on safety.

Motion Made: Motions to recommend actions to board to submit letter to ZA of case including but not limited to requests on 2654 Bronholly Drive. Project Description: Construction of new 3 level single family residence with attached garage.

Motion: Jim Van Dusen

Second: George Skarpelos

Vote: Yes-6, No-0, Abstain-0, Recused-0, Ineligible-0

Yes

Brandi D'Amore

Cesar Cervera

George Skarpelos

Jim Van Dusen

Robert Morrison

Rosalind Helfand

A) Lot fronts on a street improved to less than 20' wide;

B) Vehicular access from the lot to the boundary of the hillside area is not on streets continuously improved to a minimum of 20'-0" wide.

6. Continuation of discussion on Committee Mission Statement from August '21 meeting

Jim Van Dusen took Chair privilege to postpone this item to future meeting.

7. Committee Member announcements on items not on the Agenda

None

8. Old/Ongoing Business

None

9. New/Future Business

Brandi D'Amore indicated that a future application that will be heard is for 1853 n. Garfield, and that the abandoned lot property has been cited again for allowing the property to become an illegal dump and failure to perform brush clearance. This issue needs to be kept in mind when application comes before committee.

George Skarpelos said regarding 6435 Quebec that there is a haul route application. If that hauling happens at the same time as this Quebec property committee heard today, it would be a big issue.

Adjournment at 8:51 PM

Reconsideration: The Board may reconsider and amend its action on items listed on the agenda if that reconsideration takes place before the end of the meeting at which it was considered or at the next regular meeting. The Board, on either of these two days, shall: (1) Make a Motion for Reconsideration and, if approved, (2) hear the matter and take an action. If the motion to reconsider an action is to be scheduled at the next meeting following the original action, then two items shall be placed on the agenda for that meeting: (1) A Motion for Reconsideration on the described matter and (2) a [Proposed] action should the motion to reconsider be approved. A Motion for Reconsideration can only be made by a Board member who has previously voted on the prevailing side of the original action taken. If a Motion for Reconsideration is not made on the date the action was taken, then a Board member on the prevailing side of the action must submit a memorandum to the Recording Secretary identifying the matter to be reconsidered and a brief description of the reason(s) for requesting reconsideration at the next regular meeting. The aforesaid shall all be in compliance with the Ralph M. Brown Act.